105.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,100 /	679,100
					USE VALUE:	679,100 /	679,100
					ASSESSED:	679,100 /	679,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COFFEY MICHAEL
Owner 2:	
Owner 3:	
Street 1:	33 OLD COLONY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCLELLAN WILLARD A/TRUSTEE -
Owner 2:	MARY J MCLELLAN IRREVOCABLE TR -
Street 1:	65 GREENRIDGE RD
Twn/City:	DRACUT
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,970 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8970.000	196,700		482,400	679,100
Total Card	0.206	196,700		482,400	679,100
Total Parcel	0.206	196,700		482,400	679,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.41 | /Parcel: 383.4

Legal Description

User Acct 67661

GIS Ref

GIS Ref

Insp Date 09/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 105.0-0005-0003.0

!8344!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,800	0	8,970.	482,400	679,200	679,200	Year End Roll	12/18/2019
2019	101	FV	179,000	0	8,970.	482,400	661,400	661,400	Year End Roll	1/3/2019
2018	101	FV	177,900	0	8,970.	413,500	591,400	591,400	Year End Roll	12/20/2017
2017	101	FV	177,900	0	8,970.	385,900	563,800	563,800	Year End Roll	1/3/2017
2016	101	FV	177,900	0	8,970.	330,800	508,700	508,700	Year End	1/4/2016
2015	101	FV	177,100	0	8,970.	296,300	473,400	473,400	Year End Roll	12/11/2014
2014	101	FV	177,100	0	8,970.	274,300	451,400	451,400	Year End Roll	12/16/2013
2013	101	FV	177,100	0	8,970.	261,500	438,600	438,600		12/13/2012

PRINT

Date	Time
12/10/20	22:55:17

LAST REV

Date	Time
10/09/18	10:23:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8344

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLELLAN WILLAR	1472-37		6/3/2015	Convenience	1	No	No		See Order filed 9/10/15 1472-37 for name chan
MCLELLAN WILLAR	1422-4		8/17/2012	Convenience	1	No	No		
MCLELLAN MARY J	1150-170		1/16/1996		1	No	No		see trust cert 32268-134 & death doc 1150-170

USER DEFINED

Prior Id # 1:	67661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
3/4/2009	Meas/Inspect	163	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
8/3/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8970		Sq. Ft.	Site		0	70.	0.77	4									482,372						482,400	

Total AC/HA: 0.20592 | Total SF/SM: 8970 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,372 | Spl Credit | Total: 482,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	75622
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267314
Depreciation:	70571
Depreciated Total:	196743

COMMENTS

BK:1006 PG:1, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

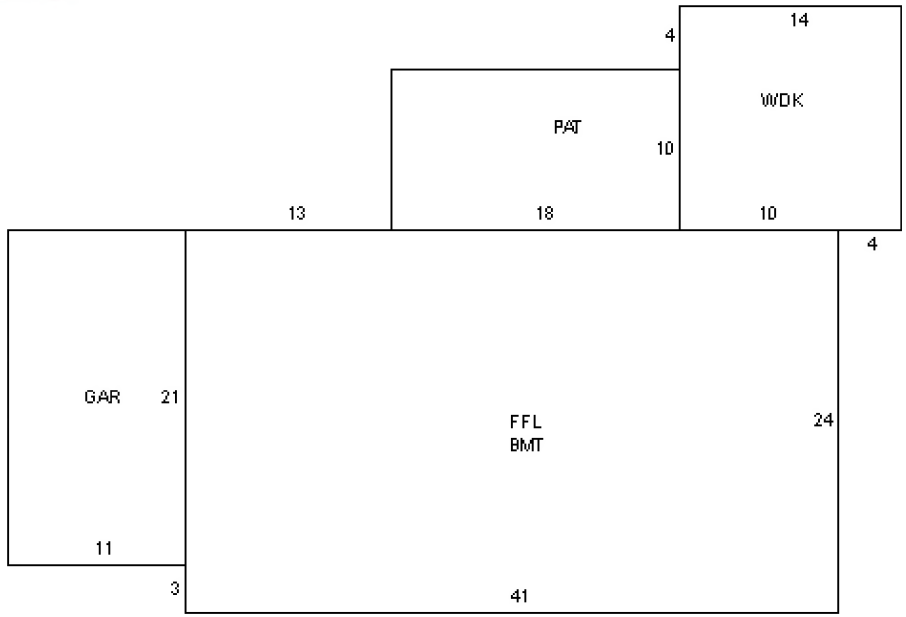
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.60
Special Features:	0	Val/Su Net:	76.39
Final Total:	196700	Val/Su SzAd	199.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	58.190	57,256
FFL	First Floor	984	127.600	125,561
GAR	Garage	231	25.690	5,935
WDK	Deck	196	11.050	2,165
PAT	Patio	180	4.310	776

Net Sketched Area:	2,575	Total:	191,693
Size Ad	984	Gross Are	2575	FinArea	1771
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	